

Attachment 4

Policy 2.1.1, Land Use Element, *Tallahassee-Leon County Comprehensive Plan*

Protect existing residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment.

Comprehensive Plan provisions and Land Development Regulations to accomplish this shall include, but are not limited to:

- a) Inclusion of a Residential Preservation category on the Future Land Use Map.
- b) Limitations on future commercial intensities adjoining low density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the commercial uses and the low density residential uses; are to discourage commercial vehicular traffic on low density residential streets; and are to allow only those commercial activities which are compatible with low density residential development in terms of size and appearance.
- c) Limitations on future higher density residential adjoining low density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the higher density residential uses and the low density residential uses; are to discourage vehicular traffic to and from higher density residential uses on low density residential streets.
- d) Limitations on future light industry adjoining low and medium density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the light industrial uses and the low density residential uses; and are to discourage vehicular traffic to and from the light industrial uses on streets which are accessed by residential uses.
- e) Preclusion of future heavy industrial adjoining any residential area.
- f) Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply if ancillary facilities are proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the low density residential uses; are to discourage vehicular traffic to and from the community facilities on low density residential streets.